

PUBLIC NOTICE OF DESIGNER SELECTION

Designer Selection Board

One Ashburton Place, Room 1018A, 10th Floor | Boston, MA | 02108
Telephone: 617-727-4046 | www.mass.gov/dsb

DSB List#: 19-31

Notice Date: August 28, 2019

Submission Deadline: September 18, 2019

2:00 PM

Project Number: LCCPS 2019

Project Title: Lowell Community Charter Public School Exterior Brick Wall Repair

Project Location: 206 Jackson Street, Lowell, MA

Awarding Agency: Lowell Community Charter Public School (LCCPS)

Estimated Construction Cost: \$1,448,616.00

Study Fee: To be Negotiated

Schematic Design: To be Negotiated

Final Design: To be Negotiated

Prime Firm Requested:

- ☒ Architect
- ☐ Engineer
- ☐ Landscape Architect
- ☐ Interior Designer
- ☐ Programmer
- ☐ Construction Manager

Contract Type:

- ☒ Study and Design

Immediate Services Authorized:

- ☒ Building Study
- ☒ Schematic Plans and Outline Specifications
- ☒ Design Development Plans and Specifications
- ☒ Construction Plans and Specifications
- ☒ Administration of Construction Contract

AGENCY INFORMATION

The Lowell Community Charter Public School (LCCPS) is a K-8 school in Lowell, MA, that currently enrolls 800+ students. The school's mission is to develop creative, confident and independent thinkers, global citizens and leaders who give back to their community. LCCPS welcomes all students and individuals regardless of disabilities, gender, or socio-economic status and affords them the opportunity to graduate with high standards of education.

LCCPS provides a high range of comprehensive education, giving students the knowledge, skills and ways of thinking that ensure their success in high school and preparation for the opportunity to go on to college. We expect our students to strive for excellence in academic achievement and personal conduct within a joyful, supportive culture. The diversity within our students, staff, families and community and the many nations from which we come is a source of strength and an opportunity for learning.

PROJECT SUMMARY

The school campus is comprised of multiple levels of space in two block defining mill buildings in downtown Lowell. These two buildings are commonly identified as Mill Building 5 and Mill Building 6, located between Jackson and Middlesex streets. The existing conjoined buildings are shared by the school and other tenants within the building. LCCPS currently occupies level 1 and large portions of level 2 and level 3 of Mill Building 5 and Mill Building 6.

The buildings were originally built as industrial mills, which are typical to Lowell. The interior spaces have been renovated over the years and are in fair condition; however, due to lack of maintenance of the exterior façade, cracking and displacement indicative of building movement have been recorded throughout the buildings surface. Mortar is heavily eroded throughout the building at areas of highwater runoffs along with multiple abandoned pipes and fire escapes adding to the deterioration of the existing façade. The project will begin with the repair of the most critical areas of the existing deteriorating brick façades.



Figure 1: Site Plan with LCCPS at center

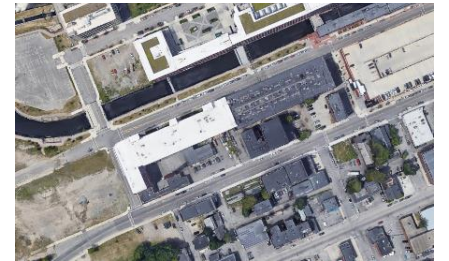


Figure 2: Footprint of two mill buildings



Figure 3: Facades from Jackson Street



Figure 4: Entry into lobby of LCCPS

SCOPE OF WORK

OVERVIEW:

The scope of work is a comprehensive restoration to the North, South, East and West Elevation of the building where priority areas have been identified for immediate restoration. This will include but is not limited to:

- Salvage and rebuild areas of displaced brick.
- Repair crack in brick panels repointing cracked mortar and replacement of any through-cracked bricks.
- Replace other cracked, damaged, or missing brick with salvaged or new brick.
- Remove anchors and patch small holes from anchors composite patching material matching brick.
- Bricks with large holes from anchors should be replaced.
- Rout and fill all cracks in concrete.
- Cut out areas of damaged concrete. Remove corrosion from any exposed reinforcing and treat with rust inhibiting coating. Patch all losses in concrete using a composite patching material.
- Properly prepare and repoint areas of eroded, cracked, or missing mortar joints with an appropriate mortar mix.
- Clean masonry 100% to remove general soiling, metallic staining, non-historic paint, and white residue staining at window openings.
- Remove abandoned fire escapes and associated anchors, abandoned piping, conduit, lighting, etc. from brick and patch holes with composite patching material.
- Remove loose paint and corrosion from embedded steel elements to remain (window lintels, steel support beams, historic bridge beam remnants, wall tie plates, etc.) and paint with new paint system.
- Replace sealants at all masonry openings.

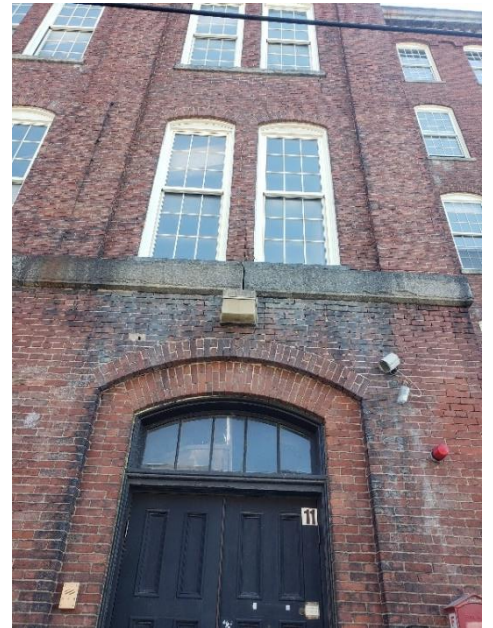


Figure 5: Example of façade in need of restoration

PROJECT PHASE DETAILS:

A thorough feasibility study has been completed and resultant information is included as a supporting document (BCA's report).

- **Construction Documents:** Prepare final construction documents and bid documents that will facilitate accurate and dependable final pricing through public bid process.
- **Bid Phase:** Perform all necessary bid phase services, including participation in subcontractor prequalification.
- **Permits and Approvals:** Work with Owner and Owner's Representative to identify and obtain all required permits and approvals. Provide design drawings as required for all permit submissions. Three meetings with the Lowell building authorities and all required meetings with other City agencies will be included in base fee scope. Building Code compliance is architect responsibility. Building Code consulting and any meetings with Inspectional Services Department required to obtain building permit are included in base scope. **Construction Phase:** Perform Construction Administration and project close-out duties per the Agreement between Owner and Architect.



Figure 6: Additional example as seen below window

SUPPORTING DOCUMENTS

The scope of work for this project is supported by the materials listed below:

- [Exterior Conditions Survey Report by Building Conservation Associates \(BCA\)](#)
- [LCCPS Cost Estimate by Jacobs](#)

SITE VISIT & BRIEFING SESSION:

A visit to the existing school and briefing session will take place at 10:00 AM Tuesday, September 10, 2019. Please meet in the lobby of 206 Jackson Street, Lowell, MA. All interested parties are strongly encouraged to attend the briefing and tour of the existing facility.

Please have interested parties RSVP to David Choi at David.Choi@jacobs.com.

PROJECT REQUIREMENTS

AFFIRMATIVE MARKETING

MBE/WBE Participation

LCCPS has not established minimum MBE/WBE participation goals for this project. Applicants from MBE/WBE firms as prime or sub-consultants are encouraged.

Additional Diversity Program:

Veteran Owned Business Participation Benchmark - Chapter 108 of the Acts of 2012; Executive Order 565

The Commonwealth encourages the participation of Service-Disabled Veteran-Owned Business Enterprises (“SDVOBE”) and Veteran-Owned Business Enterprises (“VBE”) on its design projects. The benchmark for combined SDVOBE and VBE participation on DCAMM and other Executive Branch agencies design projects is 3% of the contract price as set forth in the standard DCAMM Study and Design Contracts referenced above.

ZONING AND PERMITTING

As the project will be accessed from Public Right of Way, all necessary permits for any activities including street occupancy as they pertain to repair of the brick shall be obtained by the awarded contractor.

SCHEDULE

Work to begin immediately after Notice to Proceed is given with target completion anticipated for Fall of 2020.

CONSTRUCTION SPECIFICATIONS

The designer shall be responsible for creating detailed comprehensive Specifications specifically suited to the project in Standard CSI format.

COST ESTIMATING

A detailed cost estimate and cost estimate reconciliation will be included in the Scope of Work as follows: at the beginning of Construction Documentation, and at 90% completion of Construction Documents.

PROJECT DELIVERY

The project will be designed, bid and constructed according to public construction law, Chapter 149.

FINANCIAL STATEMENT

Chapter 7C, Section 51 requires that on public design contracts where the total design fee is expected to exceed \$30,000 and where the design of a project for which the estimated construction cost is expected to exceed \$300,000 the designer shall:

- a) File its latest CPA or PA financial statement with LCCPS, and continue to do so annually throughout the term of the contract;
- b) Submit a statement from a CPA or PA that states that they have examined management's internal auditing controls and expresses their opinion regarding those controls.

CONTRACT REQUIREMENTS

Contract for Design, and Construction Administration Services

The applicant agrees to execute a mutually agreeable, modified AIA contract.

CONDITIONS FOR APPLICATION

The applicant's current or updated Master File Brochure must be on file with the Board prior to the date of application. As a condition of application, each applicant, if selected for the new project, agrees to carry professional liability insurance in an amount equal to the lesser of \$2,000,000 or 10% of the Project's Fixed Limit Construction Cost, but in no event less than \$250,000 per claim in accordance with the Design Contract (i.e., minimum coverage of \$250,000 up to \$2,000,000 depending on the construction cost). LCCPS may seek additional coverage for the selected designer, and if so will bear the cost of the additional coverage.

APPLICATION EVALUATION

Applications will be evaluated based on the DSB criteria for selection of semi-finalist and finalist appearing on the DSB website at <https://www.mass.gov/files/documents/2018/12/19/criteria-for-selection-of-semi-finalists-and-finalists-160707.pdf>. The application must include resumes for the personnel associated with the specific Personnel and Project Experience listed below. Include resumes for all personnel.

PERSONNEL

1. Architect (Prime Firm)
2. Structural Engineer
3. Masonry Restoration Consultant
4. Cost Estimator (Independent Consultant Required)

If a discipline listed above is required to be registered by the Massachusetts Division of Professional Licensure, Applicants and Consultants shall be registered in the Commonwealth of Massachusetts in their respective disciplines.

PROJECT EXPERIENCE

Applications will be evaluated based upon the requirements of M.G.L. Ch. 7C §49 and the work listed on DSB Application Form Sections 8, 9 AND 10 which illustrate current qualifications in the following areas:

1. Prior successful experience repairing and restoring masonry (brick) buildings of similar type and scope.
2. Demonstrated ability to design to budget and minimize construction cost changes and meet the project schedule based on current workload of the staff assigned to the project, total workload of the firm, and past record of designing on tight schedules.
4. Prior successful experience on Massachusetts public construction projects under Chapter 149
5. Experience designing and permitting buildings within a Historic District.

APPLICANTS PLEASE NOTE

Please use the latest [DSB Application Form \(Updated July 2016\)](#) and follow the [General Instructions for Filing Applications](#).

Application Update: Please submit One Original, with the Sub-Consultant Acknowledgement forms and SDO Certification letters (by mail or hand deliver) and please email an electronic copy of the application form (do not include the Sub-Consultant Acknowledgment forms and SDO Certification letters) to applications.dsb@massmail.state.ma.us.

Applications that are incomplete will be rejected. Applications that are submitted on a form other than DSB Application Form (Updated July 2016) may be rejected as non-compliant and not be considered by the Board. Applications received at the DSB Office after the advertised deadline will not be considered.